



Bestwood Road
Nottingham

burchell
edwards

Bestwood Road Nottingham NG6 9JP

for sale offers over
£150,000



Property Description

The accommodation briefly comprises a welcoming lounge to the front aspect, leading through to a spacious dining room which is open plan to the modern fitted kitchen, creating an excellent space for both everyday living and entertaining. A well-appointed family bathroom is located to the rear and is accessed from the kitchen.

To the first floor are two generous double bedrooms, both offering ample space and natural light.

Externally, the property benefits from a landscaped rear garden, providing an attractive and low-maintenance outdoor space ideal for relaxing or socialising.

Having been thoughtfully modernised by the current owners, this superb home is ready to move straight into and offers a comfortable blend of character and contemporary living.

Early viewing is highly recommended to avoid disappointment.

Lounge

The property is accessed via UPVC door leading into the lounge with window to the front elevation and a radiator.

Dining Room

Having understairs storage, a radiator and window to the rear elevation.

Kitchen

Having wall and base units with work surfaces over, tiled flooring, a radiator, wooden door to the side elevation and window to the side elevation, inset stainless steel sink and drainer, space for washing machine and space for a cooker,

Bathroom

Having bath with electric shower over, obscured window to the side elevation, pedestal wash hand basin, low level W.C, tiled flooring and chrome heated towel rail.

First Floor

Bedroom One

Having window to the front elevation and a radiator.

Bedroom Two

Having window to the rear elevation, a radiator, loft access and cupboard housing the boiler.

Outside

To the rear is a low maintenance garden which has a patio seating area with a pergola, brick BBQ and fully enclosed.

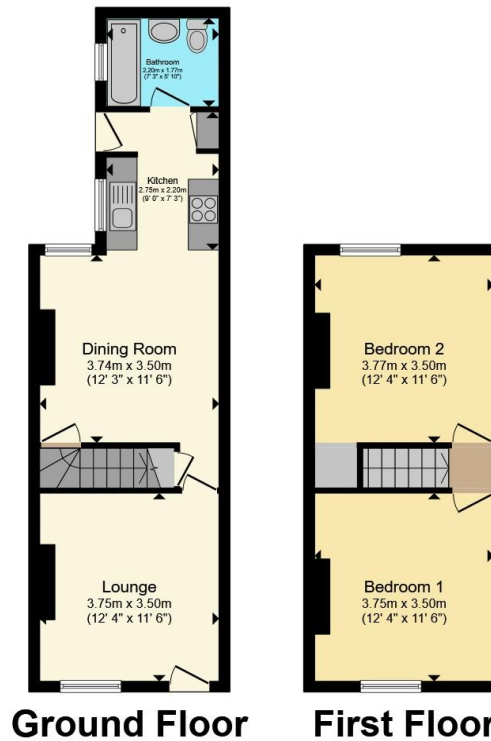
Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 69.8 m² (751 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105189



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK105189 - 0008